

**Baden Court, BLACKBURN, Lancashire. BB1 9QY**

**£129,950 Leasehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

**\*INCREDIBLE GROUND FLOOR APARTMENT IN BROWNHILL\*** Stones Young are delighted to present to the market, this deceptively spacious two double double bedroom property! Set within the sought after area of Brownhill and offering NO CHAIN delay, this property would make a fantastic home or investment given the array of amenities within a short walk. Brownhill is home to convenience stores, barbers, opticians and everything you could ever need including a train station and bus stop on your doorstep.

This delightful property briefly comprises of an entrance hallway which leads you onto a spacious lounge with plentiful space for furniture and views over the grounds. The kitchen sits adjacent and is of real quality with solid wall and base units, integrated appliances and even breakfast bar, providing all components you require. Bedrooms one and two are both lovely doubles, giving the property real versatility to house guests, work from home or enjoy hobbies. Topping off the quality in the home is the brand new bathroom. Fitted in 2024, the stylish and modern family bathroom has been finished in white marble tiles and comprises of a wc, sink, and mainsfed shower over the bath. The property is warmed via gas central heating and double glazing throughout.

Externally the property is surrounded by beautiful grounds which are completed by mature trees and shrubs. The building also possesses it's own car park for residents to enjoy. Overall, this would be a fantastic purchase for those looking within this highly attractive area. Early viewing is highly advised! EPC rating B.

## FEATURES

- Two Double Bedroom Ground Floor Apartment
- Recently Renovated Throughout
- Council Tax Band B
- Parking Bays Available
- On a Water Meter
- Combi Boiler Serving Gas Central Heating
- No Chain Delay



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, ceiling spotlights, storage cupboard, panel radiator

#### Lounge

Carpet flooring, cupboard housing meters, two uPVC double glazed windows, panel radiator, TV point

#### Kitchen

Range of fitted wall and base units with contrasting worksurfaces, laminate flooring, stainless steel sink and drainer, tiled splash back, four ring gas hob, extractor fan, electric oven, space for fridge freezer, integral oven, breakfast bar, ceiling spotlights, panel radiator, two uPVC double glazed windows

#### Bedroom 1

Laminate flooring, uPVC double glazed window, panel radiator

#### Bedroom 2

Carpet flooring, uPVC double glazed window, panel radiator

#### Bathroom

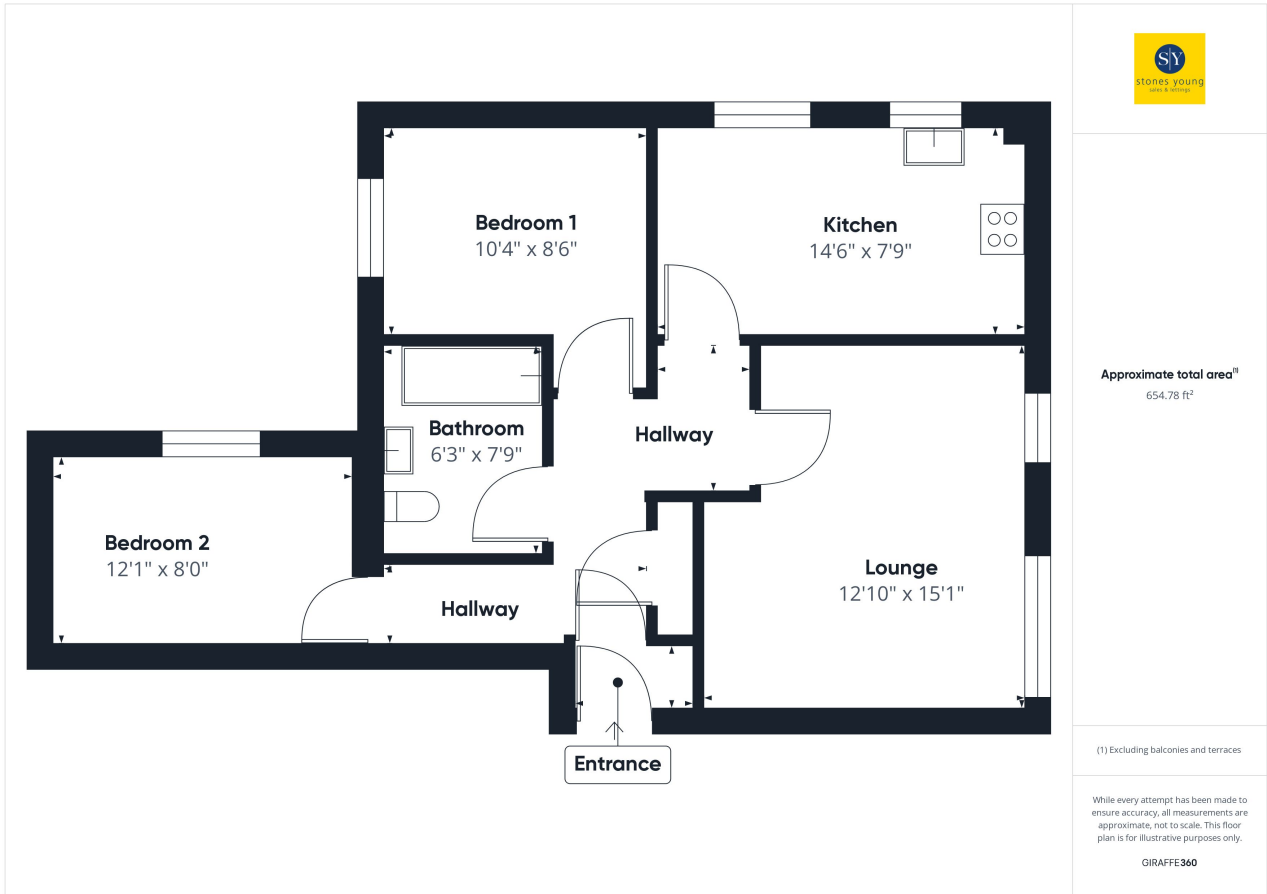
Three piece suite in white with mainsfed shower over bath, wc, sink, tiled flooring, ceiling spotlights, heated towel radiator







# FLOORPLAN



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.